

BOARD OF ZONING APPEALS AGENDA
MARCH 14, 2006

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, March 14, 2006, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. ROBIN AND EILEEN MARCOE, SP 2005-BR-031 Appl. under Sect(s). 8-914 of the
DH Zoning Ordinance to permit reduction to minimum yard requirements based on error in
Approved building location to permit accessory storage structure to remain 4.1 ft. with eave 3.4 ft.
 from rear lot line and 3.2 ft. with eave 2.4 ft. from side lot line. Located at 5646
 Inverchapel Rd. on approx. 13,337 sq. ft. of land zoned R-3. Braddock District. Tax Map
 79-2 ((3)) (3) 49. (Admin. moved from 11/8/05, 12/6/05 and 1/24/06 at appl. req.)
- 9:00 A.M. PAUL H. COOVERT AND MALIHE KARIMI, VC 2005-DR-017 Appl. under Sect(s). 18-401
DH of the Zoning Ordinance to permit construction of addition 19.7 ft. from rear lot line.
Denied Located at 503 Walker Rd. on approx. 2.00 ac. of land zoned R-E. Dranesville District.
 Tax Map 7-4 ((4)) A.
- 9:00 A.M. SANDRA SANTAMARIA AND MARLENE SANTAMARIA, SP 2005-DR-047 Appl. under
SV Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitations on the
Denied keeping of animals. Located at 7428 Paxton Rd. on approx. 11,995 sq. ft. of land zoned
 R-4. Dranesville District. Tax Map 40-1 ((5)) (J) 1. (Admin. moved from 2/7/06 for
 notices)
- 9:00 A.M. ESFANDIAR KHAZAI, VC 2004-DR-111 Appl. under Sect(s). 18-401 of the Zoning
GC Ordinance to permit the subdivision of one lot into two lots with proposed Lot 2 having a lot
Admin. width of 20.0 ft and to permit existing dwelling 9.0 ft. from front lot line. Located at 7072
Moved to Idylwood Rd. on approx. 1.27 ac. of land zoned R-2. Dranesville District. Tax Map 40-1
11/14/06 at ((1)) 12. (Admin. moved from 11/2/04, 3/15/05, 5/17/05, 8/9/05, and 11/15/05 at appl. req.)
appl. req.
- 9:30 A.M. ANTHONY TEDDER, A 2004-PR-011 Appl. under Sect(s). 18-301 of the Zoning
MS Ordinance. Appeal of a determination that the appellant is allowing a dwelling to be
Decision constructed and has allowed a land area in excess of 2,500 square feet to be filled and
Deferred to graded, both occurring in the floodplain and the Resource Protection Area without
6/13/06 an approved permit, in violation of the Zoning Ordinance provisions. Located at 2862
 Hunter Rd. on approx. 4.74 ac. of land zoned R-1 and HC. Providence District. Tax Map
 48-2 ((7)) (44) D. (Admin. moved from 7/13/04, 10/12/04, 1/18/05, 4/5/05, 6/14/05, and
 9/13/05 at appl. req.)

- 9:30 A.M. DAVID M. LONGO, A 2005-DR-025 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height, which is located in the front yard of property located in the R-1 District, is in violation of Zoning Ordinance provisions. Located at 9813 Spring Ridge La. on approx. 20,100 sq. ft. of land zoned R-1. Dranesville District. Tax Map 19-3 ((10)) 20. (Admin. moved from 8/2/05 and 12/13/05 at appl. req.)
- EP
Indefinitely
Deferred
- 9:30 A.M. IKHMAYYES J. JARIRI, A 2005-MA-063 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has erected an accessory storage structure, which exceeds eight and one-half feet in height and 200 square feet in floor area and which does not comply with the minimum yard requirements for the R-3 District, without a valid Building Permit, in violation of Zoning Ordinance provisions. Located at 3513 Washington Dr. on approx. 15,411 sq. ft. of land zoned R-3 and HC. Mason District. Tax Map 61-2 ((17)) (F) 502.
- EP
Admin.
Moved to
6/20/06 at
appl. req.
- 9:30 A.M. HOLLADAY PROPERTY SERVICES, INC., A 2004-DR-042 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is required to construct a noise wall in accordance with Condition 6 of Special Exception Amendment SEA 98-D-023 and Condition 2 of Variance VC 98-D-142 and Zoning Ordinance provisions. Located at 8315 Turning Leaf La. on approx. 7.72 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((20)) A. (Admin. moved from 2/1/05, 5/17/05, 6/28/05, 9/20/05, 12/20/05 and 1/31/06 at appl. req.)
- JC
Admin.
Moved to
9/12/06 at
appl. req.
- 9:30 A.M. BAUGHMAN AT SPRING HILL, LLC, A 2004-DR-040 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is required to construct a noise wall in accordance with Condition 6 of Special Exception Amendment SEA 98-D-023 and Condition 2 of Variance VC 98-D-142 and Zoning Ordinance provisions. Located at 8315 Turning Leaf La. on approx. 7.72 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((20)) A. (Admin. moved from 2/1/05, 5/17/05, 6/28/05, 9/20/05, 12/20/05 and 1/31/06 at appl. req.)
- JC
Admin.
Moved to
9/12/06 at
appl. req.
- 9:30 A.M. NVR, INC., A 2004-DR-041 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is required to construct a noise wall in accordance with Condition 6 of Special Exception Amendment SEA 98-D-023 and Condition 2 of Variance VC 98-D-142 and Zoning Ordinance Provisions. Located at 8315 Turning Leaf La. on approx. 7.72 ac. of land zoned R-1. Dranesville District. Tax Map 29-1 ((20)) A. (Admin. moved from 2/1/05, 5/17/05, 6/28/05, 9/20/05, 12/20/05 and 1/31/06 at appl. req.)
- JC
Admin.
Moved to
9/12/06 at
appl. req.
- 9:30 A.M. THANH TRUONG, A 2005-PR-008 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a place of worship on property in the R-3 District without an approved special permit in violation of Zoning Ordinance provisions. Located at 3418 Annandale Rd. on approx. 3.35 ac. of land zoned R-3. Providence District. Tax Map 60-1 ((1)) 12A. (Decision deferred from 5/24/05 and 11/29/05 at appl. req.)
- DJQ
Withdrawn

9:30 A.M. A-1 SOLAR CONTROL, A 2005-DR-057 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a vehicle light service establishment on property in the C-5 District without approval of a Special Exception, a site plan, nor a Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. MAT Decision Located at 10510 Leesburg Pi. on approx. 28,555 sq. ft. of land zoned C-5. Dranesville Deferred to 4/4/06 District. Tax Map 12-4 ((1)) 55. (Decision deferred from 2/14/06)

9:30 A.M. CHARLES A. LANARAS, A 2005-DR-060 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a vehicle light service establishment on property in the C-5 District without approval of a Special Exception, a site plan, nor a Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. MAT Decision Located at 10510 Leesburg Pi. on approx. 28,555 sq. ft. of land zoned C-5. Dranesville Deferred to 4/4/06 District. Tax Map 12-4 ((1)) 55. (Decision deferred from 2/14/06)

JOHN DIGIULIAN, CHAIRMAN